

WHAT'S NEW?



IREMS 2.7.1

Overview

This document provides information on the issues included in **iREMS** release 2.7.1.

The **What's New** addresses new issues identified by users or the iREMS development team. These items may include functionality or feature changes. There are also explanations for modifications or improvements instituted to maintain system performance.

The **Policy/Regulations** section addresses any business rule highlights, announcements, or changes that are necessary to maintain accurate property portfolios.

Subsidy Administration

Assistance Contracts

- Assistance Contract Status
- Assistance Contract Detail

Previously, the Assistance Contract List displayed the contract data, but the detail and status pages were blank. The problem was a contract with two different Participant IDs under one contract and the same DUNS number.

iREMS has modified the stored procedure AM_GET_LOOK_UP_SPECIFIC_CNTRCT' that brings back the DUNS for a particular contract on the status detail page to only group by the contract number.

Contract #	Current Contract Status	TRACS Contract Status	Program	Doc Type	Exp Date	Staged	EPC Enrollment	Contract Authority	Budget Authority
VA36M000051	Active - Active	Active	LMSA	HAP	06/30/2034	N	N	3768615.00	18988063.00

Assistance Contract List

Stage Number	Stage Effective Date	Stage Expiration Date	TRACS Status	Next Expiring
--------------	----------------------	-----------------------	--------------	---------------

Assistance Contract Status – *before modification*

Assistance Contract List Assistance Contract Status Assistance Contract Detail Current Contract Administrator/ Contact Contract Administrator History

Assistance Contract Detail

Contract Number:
Term:
Contract Originated
Prior to October 1981? :
Number Of Assisted Units:
Section 8 Rules:
Type of Contract Renewal/Extension
- Old Section 8 Legislation:
Agreement to Enter into the Housing
Assistance Payments Contract (AHAP Date):
Original Effective Date:
Current Renewal or Amendment Effective Date:
Rent Schedule Effective Date:
Expiration Date from TRACS:
Last Update Date From TRACS:
Contract Expiration Date from PAS:
Contract Authority:
Current Contract Authority Amount:
(from the most recent renewal)
Budget Authority:
Current Budget Authority Amount:
(from the most recent renewal)
Payee Name:
Payee TIN:
Last Update Date From LOCCS:
DUNS Number:

Assistance Contract Detail – *before modification*

Assistance Contract List Assistance Contract Status Assistance Contract Detail Current Contract Administrator/ Contact Contract Administrator History

Assistance Contract Status Save Reset

Contract Number: VA36M000051 TRACS Contract Status: Active
Program Type: LMSA Status Update: ☒ Automatic ☐ Manual
Contract Administered By: PBCA Current Contract Status: Active - Active

Stages

Staged [N]

Stage Number	Stage Effective Date	Stage Expiration Date	TRACS Status	Next Expiring
--------------	----------------------	-----------------------	--------------	---------------

Energy Performance Contract

Energy Performance Contract Enrollment Indicator: ☐ Yes ☒ No

Assistance Contract Status – *after modification*

Assistance Contract List Assistance Contract Status Assistance Contract Detail Current Contract Administrator/ Contact Contract Administrator History

Assistance Contract Detail

Contract Number: VA36M000051
Term: 240
Contract Originated
Prior to October 1981? : No
Number Of Assisted Units: 107
Section 8 Rules:
Type of Contract Renewal/Extension
- Old Section 8 Legislation:
Agreement to Enter into the Housing
Assistance Payments Contract (AHAP Date):
Original Effective Date: 10/01/1982
Current Renewal or Amendment Effective Date: 07/01/2014
Rent Schedule Effective Date: 07/01/2014
Expiration Date from TRACS: 06/30/2034
Last Update Date From TRACS: 07/03/2014
Contract Expiration Date from PAS: 06/30/2034
Contract Authority: 3768615.00 Budget Authority: 18988063.00
Current Contract Authority Amount: 624000.00 Current Budget Authority Amount: 624000.00
(from the most recent renewal) (from the most recent renewal)
Payee Name: CRESCENT VIEW APTS
Payee TIN: 546100729
Last Update Date From LOCCS: 10/10/1998
DUNS Number: 833967552

Assistance Contract Detail – *after modification*

Contract Processing

- Rents
- Auto OCAF Letter
- OCAF

Previously, within *Contract Processing*, in an auto OCAF generated renewal, when the user set and saved the '*Renewed Utility Allowance*', and sent the Owner the Letter for signature, and when the letter was received back the user set the '*Rents Final for Contract Exhibit*' to Yes, and hit the save button to finalize the process - the *Utility Allowance* amounts reverted back to their old values. This was not correct. The *Utility Allowance* amounts need to remain at the value they were set at when the Letter to Owner was generated.

The logic has been fixed within the *Contract Processing* sub-function of iREMS so that the old *Utility Allowance* values do not re-populate once the user set the '*Rents Final for Contract Exhibit*' to Yes and hit **Save** to finalize the process.

Calculated Renewal Rent Detail

Save **Delete** **Reset** **Close**

Unit Type: 0

Unit/Bedroom Type Description:

Number of Units: 26

Current Contract Rent at Expiration: 1410

Current Utility Allowance (if separate from rent): 0

Comparable(HUD92273) Rent: [v]

OCAF Adjusted Rent: 1449

Energy Adjustment Amount Applied to Final Rent: 0

Renewed Rent: 1449

Renewed Utility Allowance (if separate from rent): 23

Utility Allowance Effective Date: 04/01/2015

Renewed Utility Allowance for Unit Type 0 – (new Renewed Utility Allowance)

Calculated Renewal Rent Detail

Save **Delete** **Reset** **Close**

Unit Type: 3

Unit/Bedroom Type Description:

Number of Units: 2

Current Contract Rent at Expiration: 2504

Current Utility Allowance (if separate from rent): 0

Comparable(HUD92273) Rent: [v]

OCAF Adjusted Rent: 2574

Energy Adjustment Amount Applied to Final Rent: 0

Renewed Rent: 2574

Renewed Utility Allowance (if separate from rent): 66

Utility Allowance Effective Date: 04/01/2015

Renewed Utility Allowance for Unit Type 3 – (new Renewed Utility Allowance)

EXHIBIT A

IDENTIFICATION OF UNITS ("CONTRACT UNITS")
BY SIZE AND APPLICABLE CONTRACT RENTS

Section 8 Contract Number: MA06L000010
FHA Project Number: 02311211
Effective Date of the Rent Increase: 04/27/2009

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
26	0	\$1,449.00	\$23.00	\$1,472.00
36	1	\$1,734.00	\$44.00	\$1,778.00
25	2	\$2,043.00	\$55.00	\$2,098.00
2	3	\$2,574.00	\$66.00	\$2,640.00

Do not submit a Gross Rent Change through TRACS until the HUD-92458 Rent Schedule has been returned to you duly executed from your HUD/PBCA office.

Note: (1) This Exhibit will be amended by Contract Administrator notice to the Owner to specify adjusted contract rent amounts as determined by the Contract Administrator in accordance with the Renewal Contract.
(2) These rents are applicable with the Amend Rents Automatic OCAF for this effective Date.

Exhibit A of the Auto OCAF Letter

Calculated Renewal Rent Detail

Unit Type: 0

Number of Units: 26

Current Contract Rent at Expiration: 1410

Current Utility Allowance (if separate from rent): 0

Comparable(HUD92273) Rent:

OCAF Adjusted Rent: 1449

Energy Adjustment Amount Applied to Final Rent: 0

Renewed Rent: 1449

Renewed Utility Allowance (if separate from rent): 0

Utility Allowance Effective Date: 04/01/2015

Unit/Bedroom Type Description:

Previous Renewed Utility Allowance for Unit Type 0 returned to 0
(After Rents Final for Contract Exhibit is set to Yes and the recorded is saved)

Calculated Renewal Rent Detail

Unit Type: 0

Number of Units: 26

Current Contract Rent at Expiration: 1410

Current Utility Allowance (if separate from rent): 0

Comparable(HUD92273) Rent:

OCAF Adjusted Rent: 1449

Energy Adjustment Amount Applied to Final Rent: 0

Renewed Rent: 1449

Renewed Utility Allowance (if separate from rent): 23

Utility Allowance Effective Date: 04/01/2015

Unit/Bedroom Type Description:

Current Renewed Utility Allowance for Unit Type 0
(After Rents Final for Contract Exhibit is set to Yes and the recorded is saved)

Calculated Renewal Rent Detail

Unit Type: 3
Number of Units: 2
Current Contract Rent at Expiration: 2504
Current Utility Allowance (if separate from rent): 0
Comparable(HUD92273) Rent:
OCAF Adjusted Rent: 2574
Energy Adjustment Amount Applied to Final Rent: 0
Renewed Rent: 2574
Renewed Utility Allowance (if separate from rent): 0
Utility Allowance Effective Date: 04/01/2015

Unit/Bedroom Type Description:

Previous Renewed Utility Allowance for Unit Type 3 returned to 0
(After Rents Final for Contract Exhibit is set to Yes and the recorded is saved)

Calculated Renewal Rent Detail

Unit Type: 3
Number of Units: 2
Current Contract Rent at Expiration: 2504
Current Utility Allowance (if separate from rent): 0
Comparable(HUD92273) Rent:
OCAF Adjusted Rent: 2574
Energy Adjustment Amount Applied to Final Rent: 0
Renewed Rent: 2574
Renewed Utility Allowance (if separate from rent): 66
Utility Allowance Effective Date: 04/01/2015

Unit/Bedroom Type Description:

Current Renewed Utility Allowance for Unit Type 3
(After Rents Final for Contract Exhibit is set to Yes and the recorded is saved)

*Note: The old Utility Allowance values **do not** re-populate once the user sets the 'Rents Final for Contract Exhibit' to Yes and hits to finalize the process.*